

Differences between the B-1 to H-4 (all other uses are the same):

Uses	B1	H4	Uses	B1	H4
Greenhouses		P	Theaters (outdoor)		P
Apartment hotels	C	S	Contractor services		P
Dwellings for caretakers, resident watchmen, and supervisory personnel employed and residing on premises		P	Cabinet shops or stores		C
			Lumber yards		P
			Truck stops		P
Elderly and Retirement Housing	S		Truck terminals		P
Housing for the Handicapped	S		Truck wash facilities		C
Multiple family dwellings	C	S	Mini-warehouses		P
Single-family dwellings	C	S	All other uses in this Use Group Heavy Commercial		P
Townhouses	C	S	Concrete dispensing units (small batch)		S
Two-family dwellings	C	S	Enclosed disassembly operations		P
Domestic shelters		P	Fertilizer or toxic or flammable agricultural chemicals:		S
Healthcare facilities, Residential	S		Facilities for commercial storage or sale		
Marinas for sale, service, and storage of motorboats and related water craft	P		Fuel oil storage tanks and all bulk storage of oils, petroleum and similar flammable liquids and chemicals		S
Motorized vehicle repair/service	C	P	Liquefied petroleum, gas and similar gas used for fuel stored above ground		S
Motorized vehicle sales		P	Outdoor vehicle storage		C
Motorized vehicle wash facilities	C	P	Petroleum and petroleum products, bulk storage		S
Outdoor retail sales		P	Warehouses		P
Service and repair facilities	C	P	Wholesale and distribution centers		S
Recreational uses, outdoor	S	P	Excavation and Stone Milling including: Extraction of sand, gravel, soil and mining, quarrying, stone mills		S
Sexually oriented live entertainment establishments		S			

P= Permitted by Right
C= Permitted with Conditions
S= Special Permit Required
blank= Not Permitted
red letters= changed by reFORM

**Height:** Changes from 40' in existing B-1 to 55' unless adjacent to R-1 to R-4: Buildings abutting the R-1 through R-4 zoning districts shall be required to have one additional foot of setback to any required side and/or rear yard for each one foot of building height in excess of the lesser height of the district (45').

**Setbacks:** Same front yard setback as existing B-1 (20'), unless on a POR, then down to 0'. Side and rear yards are 20' in H-4 when not abutting residential; 50' when abutting residential. Existing B-1 has 0' side yards for commercial, 10' side yards abutting residential, and rear yards that are the smaller of 30' or 20% of lot depth.

**Parking:** Reduced from 1/300 sq. ft. to 1/600 sq. ft. and increased distance from 300 feet to 600 feet.

**Signs:**

			Today			reForm	
			Inside Front Yard	Outside Front Yard		Inside Front Yard	Outside Front Yard
B-1 to H-4	Freestanding	1 per business per frontage <b>OR</b>	50 sq. ft./15 ft. tall	100 sq. ft./25 ft. tall	1 per main building <b>AND</b>	50 sq. ft./12 ft. tall	100 sq. ft./18 ft. tall
	Center	1 per frontage	50 sq. ft./15 ft. tall	150 sq. ft./35 ft. tall	1 per frontage	50 sq. ft./12 ft. tall	150 sq. ft./35 ft. tall